



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Waiver of Site Plan Approval – 363 Eastern Blvd (West Bldg. Stebbins)

DATE: January 31, 2012

Request: Waiver of Site Plan Approval for the construction of a 2,240 square foot temporary cold storage building at 363 Eastern Blvd, parcel 5-17-301.

Applicant: David Wise, Stebbins Engineering

Proposed Use: Industrial storage

Property Owner: Stebbins Engineering Company

Submitted:

Property Survey: No	Preliminary Architectural Drawings: No
Site Plan: Yes	Preliminary Site Engineering Plans: No
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: Yes
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: No

SEQRA: Type II Action	County Planning Board Review Required: No
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Zoning Information:

District: Light Industry and Residence C	Maximum Lot Coverage: None
Setback Requirements: None	Buffer Zone Required: Yes

Project Overview: This application is for the second cold storage shed on the Stebbins Engineering property. As mentioned in the previous memo, this shed is located on a separate parcel from the first (north) shed, and the applicant wishes it to be considered separately.

This shed is of identical construction to the north shed, except that it is only built to the height of one shipping container, rather than two.

Parking: The property has a large gravel area and low parking demand due the industrial nature of the business. No adverse impact on parking capacity is expected.

Landscaping: No new landscaping is proposed. A 5 to 15 foot landscaped buffer is required on the north and west property lines. The applicant currently has approximately 30 to 50 feet of dense vegetation surrounding the compound, which satisfied the buffer requirement.

Drainage and Grading: The proposed structure is surrounded by permeable and semi-permeable ground cover. No adverse impact on site drainage is apparent.

Zoning: This shed is located entirely in the Light Industry district. If it is indeed approved separately, building permits can be issued. It would not be subject to the zone change condition listed in the Memo for the north shed.

Other Comments: Since the proposed construction and expansion of the facility involves less than 4,000 square feet of gross floor area and the action does not involve a change in zoning or a use variance and is consistent with local land use controls, the project is considered a Type II Action as defined by SEQR. Type II Actions do not require SEQR review, and the Short Environmental Assessment Form does not need to be completed by the Planning Board for this project.

Summary:

- 1) The Planning Board must determine whether the two waiver requests may be considered separately, as submitted.

cc: Planning Board Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
David Wise, Stebbins, 363 Eastern Blvd, Watertown 13601